



PLANNING, ZONING AND LAND USE FEE SCHEDULE

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

Administrative Approval (for an accessory dwelling unit)	\$250.00
Annexation Filing Fee	
Under 10 acres	\$250.00
Over 10 acres	\$750.00
Appeal (Quasi-judicial)	
For Activity that requires a hearing for the primary project action	\$250.00
For Activity that would not have required a hearing for the primary action	\$500.00
Appeal (Administrative)	\$250.00
Boundary Line Adjustment (up to two lots)	\$500.00
Comprehensive Plan Amendment	
Map amendment with rezone (under 5 acres)	\$2,500.00
Map amendment with rezone (over 5 acres)	\$5,000.00
Text amendment	\$500.00
Conditional Use Permit (Administrative)	
Residential	\$1,000.00 + \$100.00 per unit
Group residence or communication facility	\$2,500.00
Commercial (including RV parks, churches)	\$3,500.00
Conditional Use Permit (Public Hearing)	\$1,500.00 + administrative fee
Critical Areas Review	
Under 0.50 acre	\$250.00
0.51 – 2 acres	\$500.00 + peer review costs, if applicable
2.01 – 10 acres	\$1,500.00 + peer review costs, if applicable
10.01 – 20 acres	\$2,500.00 + peer review costs, if applicable
20.01 – 50 acres	\$3,500.00 + peer review costs, if applicable
50.01+ acres	\$5,000.00+ peer review costs, if applicable
EIS Preparation and Review	All direct, indirect costs & materials (\$135/hr for staff time)
Home Occupation Administrative Approval	\$50.00
Lot Status Determination	
Readily verifiable with documents submitted by applicant	\$50.00
Requires research and detailed document evaluation and confirmation	\$200.00
Minor Modifications (to subdivision, site plan)	\$350.00
Miscellaneous Reviews (not otherwise listed)	\$120/hour
Pre-Application Review	\$350.00
(Fee will be credited upon application submittal if filed within 90 days of the preapplication meeting)	
Rezone	
Commercial	\$2,500.00 + site plan charges if combined with project level review
PRD & mixed use overlay	\$2,500.00 + site plan or subdivision charges
Shoreline Permit (administrative review only)	\$1,000.00
Shoreline Permit (conditional use or variance with a public hearing)	\$5,000.00
Site Plan Review (commercial, multi-family, PRD, master plan)	
Under 0.50 acre	\$500.00 + \$50.00 per lot or unit
0.50 – 2 acres	\$750.00 + \$50.00 per lot or unit
2.01 – 10 acres	\$2,000.00 + \$50.00 per lot or unit
10.01 – 20 acres	\$5,000.00 + \$45.00 per lot or unit
20.01+ acres	\$7,500.00 + \$40.00 per lot or unit
Site/Subdivision Plan Review (with utility availability for County projects)	
Under 0.50 acre	\$500.00
0.51 – 2 acres	\$750.00
2.01 – 10 acres	\$2,000.00
10.01+ acres	\$5,000.00
State Environmental Policy Act (SEPA) Checklist	
Residential (1-9 lots or dwelling units)	\$350.00
Residential (10-20 lots or dwelling units)	\$500.00
Residential (21-100 lots or dwelling units)	\$1,000.00
Residential (greater than 100 lots or dwelling units)	\$1,500.00
Commercial/Industrial (0 to 2 acres)	\$350.00
Commercial/Industrial (2.01 to 20 acres)	\$750.00
Commercial/Industrial (greater than 20 acres)	\$1,500.00
Subdivisions	
Preliminary Binding Site Plan (commercial, industrial)	\$5,000.00 + \$100.00 per lot or unit
Preliminary Plat	\$5,000.00 + \$100.00 per lot or unit
Preliminary Short Plat	\$3,000.00 + \$100.00 per lot or unit
Final Binding Site Plan, Plat or Short Plat	\$1,000.00 + \$100.00 per lot or unit
Subdivision Requests (time extension, amendment)	\$200.00
Temporary Use Permit	\$50.00
Variance (quasi-judicial decision – zoning, utility)	\$500.00
Zoning Code Text Amendment	\$500.00
Fast-track Overtime	
\$165/hour for overtime worked, in addition to regular project review fees (when authorized by both the department and applicant, for project reviews prioritized on overtime basis)	